

TRANSFER
TAX
PAID

Doc # 2005000552
Book 8266 Page 0154

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

51-97

KNOW ALL MEN BY THESE PRESENTS,

THAT, PAMELA A. DAVALA, of Nashua, and State of New Hampshire, whose address is 9 Balcom Street, Nashua, New Hampshire, duly appointed Personal Representative of the Estate of JOHN P. ALBERT a/k/a L. John P. Albert, deceased, testate, as shown by the Probate records of the County of Kennebec, and State of Maine, Probate Docket No. 2004-513, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by law, and every other power, in distribution of the estate, grants to **SHEILA W. ROBBINS**, whose mailing address is 300 Prince Street, West Newton, Massachusetts 02165, WITH WARRANTY COVENANTS, her heirs and assigns forever,

the real property in **Waterville**, County of Kennebec, and State of Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a point at the intersection of the northerly line of Glen Avenue and the easterly line of Merrill Street; thence northerly in the easterly line of Merrill Street one hundred (100) feet; thence easterly at a right angle and in a line parallel with the northerly line of Glen Avenue one hundred twenty-five (125) feet; thence southerly at a right angle and in a line parallel with Merrill Street one hundred (100) feet to the northerly line of Glen Avenue; thence westerly in the northerly line of Glen Avenue one hundred twenty-five (125) feet to the point of beginning.

Conveyance of the above described lot or parcel of land is made and taken by the grantee with the restrictions and limitations herein enumerated for herself, and the heirs and assigns forever, for the benefit of the Mayflower Realty Company, its successors and assigns, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on Glen Avenue, and twenty-five (25) feet from the lot boundary on Merrill Street, and fifteen (15) feet from either of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family, and shall cost not less than fifteen thousand (\$15,000) dollars as of this day's value; that at no time shall any building or structures of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure

② mds

thereon be used for any mercantile or commercial purpose.

Being the same premises conveyed to the decedent, L. John P. Albert, a/k/a John P. Albert and Annette B. Albert as joint tenants by Warranty Deed from Wilbert J. Fortin and Elsie M. Fortin dated March 29, 1957 and recorded in the Kennebec County Registry of Deeds in Book 1074, Page 344. The said Annette B. Albert died in 1983.

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IN WITNESS WHEREOF, I, the said **PAMELA A. DAVALA**, in my capacity as Personal Representative of the Estate of **JOHN P. ALBERT** have hereunto set my hand and seal this 28th day of December, 2004.

Signed, Sealed and Delivered
in the presence of:

Susan Fraser
Witness

Pamela A. Davala
PAMELA A. DAVALA

ACKNOWLEDGEMENT

STATE OF NEW HAMPSHIRE

County of Hillsborough

December 28, 2004

Personally appeared the above named **PAMELA A. DAVALA**, in her capacity as Personal Representative of the Estate of JOHN P. ALBERT and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Celeste Ouellette
NOTARY PUBLIC

Celeste Ouellette
(print name)

CELESTE QUELLETTE
Notary Public - New Hampshire
My Commission Expires April 11, 2006

SEAL

Received Kennebec SS.
01/07/2005 8:37AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS